



Memorandum

Date: November 24, 2015

To: Mayor and Council and Human Rights Commission

From: Stephanie Jennings, Grants Manager

Michael Kinnison, Human Rights & Neighborhood Involvement Manager

Subject: Update on Efforts to Address Homelessness

Over the past few years, the City of Eugene along with governmental and community partners have taken a number of steps to address the needs of persons currently experiencing homelessness and to also prevent homelessness. The following memo includes summaries of: 1) ongoing services; 2) specific actions that have occurred over the past few years resulting in expanded capacity; 3) regional opportunities and actions under development; and 4) future decisions and actions to expand access to safe, affordable housing.

Summary of Ongoing Services

Community partners continue to operate a range of core services to assist homeless persons and those at risk of homelessness. These services are summarized below.

- Continued Support for Social Services – Eugene committed over \$1.2 million in CDBG and General Fund dollars to the Human Services Commission to support critical social services for people in poverty. These resources are combined with other federal, state, and local sources to support a range of general and specialized social services including: 1) Community Service Centers in four locations for low-income persons; 2) three homeless access centers for singles, families, and youth; 3) hunger relief services including food box distribution and meal sites; 4) early childhood programs; and 5) cultural and linguistic access.
- Shelter Services and Rapid Rehousing – A range of emergency, transitional and rapid rehousing services are provided by Eugene Mission, ShelterCare, St. Vincent de Paul, Looking Glass, Catholic Community Services, Laurel Hill, Hosea Youth Services, and WomenSpace. A list of programs and contact information is provided in Attachment A – Housing and Shelter Services.
- Egan Warming Center – For single persons and couples without children, Egan Warming Center has offered shelter on nights when the temperature drops below 30 degrees. This service receives support through Human Services Commission (HSC) and relies heavily on a cadre of volunteers and donated spaces for overnight shelter.

- Interfaith Night Shelter Program – For families with children, the Interfaith Night Shelter Program provides overnight shelter and access to a daytime service center. The program is made possible through a collaboration of over 30 faith communities and serves as many as 10 families per night throughout the school year.
- Car Camping Program - The City of Eugene’s Car Camping program, run in partnership with St Vincent de Paul, currently hosts 67 single spaces and 11 family spaces, both public and private. Sites are available for camping vehicles, tents and Conestoga huts.
- Emergency Home Repair Program – Eugene continues to offer emergency assistance to very low-income homeowners and manufactured unit owners for critical electrical, plumbing, and roofing repairs. In the past year, over 30 households received assistance through this program and most recipients of this assistance are at risk of homelessness.

Summary of Recent Actions by the City of Eugene

Over the past few years, governmental and community partners have taken a number of specific steps to address the community’s capacity to address the needs of homeless persons. Additional capacity was created to provide emergency temporary shelter for 60 people. In addition, 168 units of permanent and transitional housing were completed and 68 units are under development. Each activity is summarized below.

- Opportunity Village – In December 2012, Council took action to locate a pilot project for low-cost micro housing on City owned property. The site was developed with 29 micro temporary housing units and common bath, kitchen and gathering spaces. The site has capacity to serve up to 35 people at any one time and has served 85 residents since its creation.
- Rest Stops – In September 2013, Council took action to create the rest stop pilot program on city- owned sites located at the intersections of Garfield & Roosevelt and Chambers & Northwest Expressway. Additional sites have been created at the Eugene Mission and County-owned property. The four rest stops in operation are managed by local non-profits and offer overnight shelter in Conestoga huts and tents for up to 80 people at any one time and have served 210 residents since their creation, many of whom have transitioned to more stable, permanent housing.
- Bothy Cottage – Sponsors completed the development of Bothy Cottage, a five bedroom group home for female ex-offenders with children, using \$281,290 in HOME funds provided by the City of Eugene. This population is at extreme risk for homelessness following incarceration due to limited employment opportunities, no recent rental history, poor credit, and no money for deposits.
- Stellar Apartments – Developed by St. Vincent de Paul with an array of local and state subsidies, Stellar Apartments adds 54 units to the affordable housing stock including 14 units set aside for persons who served in the armed forces or National Guard.
- Willakenzie Crossing – Developed by Cornerstone Community Housing with an array of local and state subsidies, Willakenzie Crossing adds 56 units of affordable housing including 16 units set aside for persons with developmental disabilities.

- Bascom Village – St. Vincent de Paul and Housing and Community Services of Lane County are working in partnership to develop 101 units of affordable housing on the County Farm Road landbank site. The first phase of the project with 53 units opened in October 2015. The second phase is under construction and scheduled to open in October 2016.
- Polk Street Apartments – NEDCO acquired and rehabilitated a 12 unit apartment building in Whiteaker to house youth aging out of the foster care system. The acquisition was completed in March and the rehabilitation will be completed in December. Multiple units have already been completed and occupied by foster care youth at risk of homelessness.
- Delta Court Apartments – Cornerstone Community Housing was awarded funds to acquire and rehabilitate an 8 unit apartment building to house homeless families. The acquisition is expected to occur by the end of December and the rehabilitation of the roof and accessibility improvements will be complete by July 2016.
- Lindholm Service Station – The City of Eugene granted St. Vincent de Paul almost \$190,000 to make critical improvements to the Lindholm Center Service Station to improve the Center's ability to prepare and serve hot meals. Additional funds in the amount of \$194,000 have been allocated to remodel the lavatory, shower and laundry facilities. Construction is expected to begin in January.
- Looking Glass New Roads – The City of Eugene granted Looking Glass almost \$250,000 for acquisition and rehabilitation of property located at 931 West 7th to expand services for homeless youth. The property was acquired in 2010 and the rehabilitation was completed in September 2012.

Summary of Regional Projects and Actions under Development

A number of regional efforts are currently underway to augment existing services. Every five years, Eugene and Springfield must adopt a plan to direct the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. These funds have been largely used to support affordable housing, human services, economic development/job creation, and improvements to low-income neighborhoods. Staff estimates Eugene will be eligible to receive about \$9.5 million in CDBG and HOME funds over the next five years. The Poverty and Homelessness Board (PHB) has provided an opportunity for many community agencies to form teams to advance new projects and programs. Current or planned initiatives resulting from these interjurisdictional and interagency efforts are described below:

- Eugene-Springfield 2015 Consolidated Plan –The Cities of Eugene and Springfield adopted the current plan in April 2015, which includes the following goals:
 - Creation of 500 permanent affordable housing units (125 units underway)
 - Rehabilitation of 350 units of affordable housing (174 units underway)
 - Emergency home repairs to 150 homes occupied by seniors, persons with disabilities, and other low-income persons to prevent homelessness (30 units underway)
 - Investment in 15 facilities that provide services, emergency housing, or transitional housing (2 projects underway)

- 2015 Winter Strategies - The Human Services Commission approved spending \$55,000 to support additional winter strategies for unsheltered homeless persons including:
 - Dusk to Dawn camping program that would authorize overnight sleeping from 4:30 pm to 7:30 am in pre-approved locations. Ordinance allowing the program was approved by City Council on November 23rd;
 - Motel vouchers to target homeless families with children;
 - Safe parking program that allows overnight sleeping in vehicles in pre-approved locations.
- Housing First Project – Current services and housing options are quite limited for chronically homeless persons with dual diagnoses of mental health and substance abuse. A facility to serve this population, with no preconditions to occupancy, requires significant operating resources to fund the necessary services. A committee has formed under the auspices of the PHB to create a harm- reduction facility with a goal of serving 50 individuals.
- Veterans Homelessness – A number of entities have started to more closely coordinate efforts to address homelessness among veterans. Additional grant resources awarded to St. Vincent de Paul, including a \$3,000,000 Supportive Services for Veteran’s Families grant, offer a new set of opportunities for reducing homelessness among this population. A committee has formed under the auspices of the PHB to coordinate efforts. Between November, 2014 and October, 2015, 248 homeless veterans were housed, and another 51 vets at imminent risk of losing their homes received rental assistance and case management from St. Vincent DePaul, the V.A., the Housing and Community Services Agency, and Housing Our Veterans.
- Homeless Medical Respite Care – Following the loss of funding for Royal Avenue Crisis Respite, ShelterCare has announced that the facility will be used for the Homeless Medical Respite Program. This is a partnership between ShelterCare, PeaceHealth, and Trillium to provide housing and services to recently discharged homeless persons who have experienced an acute medical crisis. The facility will serve up to 19 people at any one time for up to 30 days. The City Eugene previously provided CDBG funds for the rehabilitation of the Royal Avenue facility. In addition, the PHB strategic plan calls for creation of a 16-35-bed emergency shelter for medical assessment and care (infirmary beds) to provide immediate medical care and triage medical problems.

Future Decisions and Actions

In coming months there are several items that will come before Council for decision and action. These items are summarized below.

- 2016 Affordable Housing Request for Proposals – This RFP will be released in December and will solicit proposals for use of federal HOME Investment Partnership Program funds, CDBG rehabilitation funds, and City System Development Charge grants and tax exemptions. Staff anticipate coming to Council in April with a recommendation for project funding.